



GOVERNMENT OF GUJARAT  
URBAN DEVELOPMENT AND URBAN HOUSING DEPARTMENT  
NOTIFICATION NO.GH/V/174 of 2020/EDB-102016-3629-L  
SACHIVALAYA, GANDHINAGAR.

NOTIFICATION

Date: 11/11/2020

**NO.GH/V/ 174 of 2020/EDB-102016-3629-L:** WHEREAS the Government of Gujarat is of the opinion that it is necessary, in the public interest, to make variations in the Comprehensive General Development Control Regulation-2017 notified vide Notification No. GH/V/269 of 2017/EDB-102016-3629-L, dated 12<sup>th</sup> October 2017, which was sanctioned by Urban Development and Urban Housing Department Govt. Of Gujarat, Gandhinagar, under the provision of The Gujarat Town Planning and Urban Development Act – 1976(hereinafter referred as the “Act”).

**Whereas,** The Government of Gujarat has modified the Comprehensive General Development Control Regulation-2017 thereafter on dtd.05.11.2018 by Notification No.GH/V/152 of 2018/EDB-102016-3629-L and again on dtd.03.10.2019 by Notification No.GH/V/143 of 2019/EDB-102016-3629-L (hereinafter referred as “CGDCR”).

**Whereas,** The Government of Gujarat is of the opinion that it is necessary in public interest to make variation in the said CGDCR.

**Now, therefore,** in exercise of the power conferred by sub-section (1) of section-116A of the said Act, the Government of Gujarat hereby:-

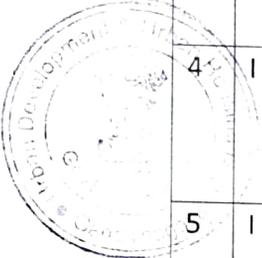
- (a) proposes to make the variation in CGDCR
- (b) Calls upon any person to submit suggestion or objection, if any, with respect to the proposed variations made in CGDCR, as per below SCHEDULE to the Additional Chief Secretary to Government of Gujarat, Urban Development and Urban Housing Department, Sachivalaya, Gandhinagar, in writing, within a period of two months from the date of the publication of this notification in the Official Gazette.

SCHEDULE

Comprehensive General Development Control Regulation-2017 notified vide Notification No.- GH/V/269 of 2017/EDB-102016-3629-L, on dated.12.10.2017 and modification finalised by Notification No.- GH/V/152 of 2018/ EDB-102016-3629-L, on dated.05.11.2018 and Notification No.GH/V/143 of 2019/EDB-102016-3629-L on dtd.03.10.2019 are modified, rearranged, corrected for any grammatical error as per ANNEXURE annexed herewith.

**ANNEXURE**

Sr. No	Part	Page No.	Regulation No.	Proposed Modification																												
1	2	3	4	5																												
1	I	6	2.12 (b)	Is modified as <b>Building</b> "Semi-Detached Building" means a building having one side attached with wall and roof with other building."																												
2	I	17	2.59	<b>Height of Building</b>  "a) Lift cabin with machine room above" is modified as  "a) The genuine stair cabin, water tank and lift room, Lift cabin with machine room above"																												
3	I	26	2.101	Is modified as <b>Row House</b> "Means group of residential building, often of similar or identical design, situated side by side and joined by common wall/s and having only the front and rear open spaces."																												
4	I	41	Table 3.4	<b>Penalties for Undertaking Unauthorized Development</b> The NOTE is modified as "Penalties to be imposed only on builtup area of unauthorized development."																												
5	I	43	3.12.3	<b>Appeal Committee for Conflict Resolution</b> Table 3.5 is replaced by <table border="1"> <thead> <tr> <th>Sr. No.</th> <th>Constituted UDA/ADA</th> <th>Designated ADA / Nagarpalika</th> <th>Designation</th> </tr> <tr> <th>(1)</th> <th>(2)</th> <th>(3)</th> <th>(4)</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>Chairman of UDA / ADA</td> <td>President of Municipality</td> <td>Chairman</td> </tr> <tr> <td>2</td> <td>Municipal Commissioner of concerned Municipal Corporation.</td> <td>STP of nearest Development Authority</td> <td>Member</td> </tr> <tr> <td>3</td> <td>Additional Chief Town Planner of AUDA/SUDAOR Senior Town Planner (in case of other than AUDA / SUDA) OR Chief City Planner (in case of Municipal Corporation)</td> <td>Town Planner of District</td> <td>Member</td> </tr> <tr> <td>4</td> <td>Concerned technical ACTP - 1 or ACTP - 2 of TPVD OR Representative of HOD of Urban Planning (CEPT / SVNIT)</td> <td></td> <td>Member</td> </tr> <tr> <td>5</td> <td>Chief Executive Authority</td> <td>Chief Officer</td> <td>Member Secretary</td> </tr> </tbody> </table>	Sr. No.	Constituted UDA/ADA	Designated ADA / Nagarpalika	Designation	(1)	(2)	(3)	(4)	1	Chairman of UDA / ADA	President of Municipality	Chairman	2	Municipal Commissioner of concerned Municipal Corporation.	STP of nearest Development Authority	Member	3	Additional Chief Town Planner of AUDA/SUDAOR Senior Town Planner (in case of other than AUDA / SUDA) OR Chief City Planner (in case of Municipal Corporation)	Town Planner of District	Member	4	Concerned technical ACTP - 1 or ACTP - 2 of TPVD OR Representative of HOD of Urban Planning (CEPT / SVNIT)		Member	5	Chief Executive Authority	Chief Officer	Member Secretary
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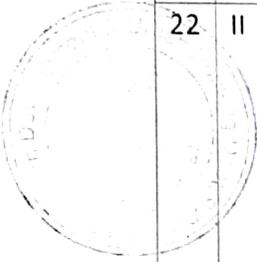




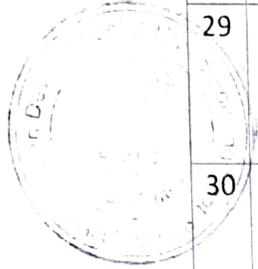




20	II	20	Table 6.15	<p><b>Use control and F.S.I. : D3 and D6 Category</b> Figure "1.2" in Col (4) of Sr. 2 &amp; 3 is modified as "1.8" and following Note is added. "Note: No height relaxation whatsoever if FSI is not consumed."</p>															
21	II	21	Table 6.18	<p><b>Use control and F.S.I. : Category D8 &amp; D10</b> Sr. no. 5 is added as</p> <table border="1"> <thead> <tr> <th>Sr. No.</th> <th>Use</th> <th>Permissible FSI</th> <th>Chargeable FSI</th> <th>Maximum FSI</th> </tr> <tr> <th>(1)</th> <th>(2)</th> <th>(3)</th> <th>(4)</th> <th>(5)</th> </tr> </thead> <tbody> <tr> <td>5</td> <td>Other use</td> <td>1.2</td> <td>0.6</td> <td>1.8</td> </tr> </tbody> </table>	Sr. No.	Use	Permissible FSI	Chargeable FSI	Maximum FSI	(1)	(2)	(3)	(4)	(5)	5	Other use	1.2	0.6	1.8
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(1)	(2)	(3)	(4)	(5)															
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22	II	21	Table 6.19	<p><b>Use control and F.S.I. : Category D9</b> Col (3) and (4) of Sr. No. 3 is modified as</p> <table border="1"> <thead> <tr> <th>Sr. No.</th> <th>Use</th> <th>FSI</th> <th>Maximum Built up</th> <th>Maximum Height</th> </tr> <tr> <th>(1)</th> <th>(2)</th> <th>(3)</th> <th>(4)</th> <th>(5)</th> </tr> </thead> <tbody> <tr> <td>3</td> <td>Industrial</td> <td>As per permissible FSI in industrial zone of corresponding UDA/ADA/D-8 or D-10 category.</td> <td>Not applicable</td> <td>13.00 mt (Additional height as required for industrial purpose as approved by Factory Inspector.)</td> </tr> </tbody> </table>	Sr. No.	Use	FSI	Maximum Built up	Maximum Height	(1)	(2)	(3)	(4)	(5)	3	Industrial	As per permissible FSI in industrial zone of corresponding UDA/ADA/D-8 or D-10 category.	Not applicable	13.00 mt (Additional height as required for industrial purpose as approved by Factory Inspector.)
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23	II	21	Table 6.20 Col (6)	<p><b>Use and Maximum Permissible F.S.I. for Agriculture Zone Categories D1 to D7(B)</b> In Sr. No.4 of Col (6) the words "/FP no." are deleted.</p>															
24	II	22	Table 6.20	<p><b>Use and Maximum Permissible F.S.I. for Agriculture Zone Categories D1 to D7(B)</b> In Col.2 of Sr. No.3, "Service Establishment," is added after "Storage".</p>															
25	II	22	Table 6.20 Col (6)	<p><b>Use and Maximum Permissible F.S.I. for Agriculture Zone Categories D1 to D7(B)</b> <b>Remarks in Col (6) is replaced by</b> "6. Road Side Margin shall be 30.00 mt. except in case of Public Utility buildings and Fuelling &amp; Electric Vehicle (eV) charging stations."</p>															
26	II	22	6.3.2	<p><b>Areas not counted towards computation of FSI</b> Item a. of Sr. No.4 is replaced by "a. Hollow plinth provided for parking with minimum clear height of 2.4mt. and maximum clear height of 3.5 mt. However, in case of mechanical/ stacked parking, height as per requirement."</p>															
27	II	25	6.5.2	<p><b>Land-Locked Building-Unit and Required road width.</b> Sr no. 4 is modified as "4. For plots in Non-T.P. Areas and in agriculture zone, the permissible uses and regulations shall be as per the original Survey No. of the owner."</p>															



28	II	25	Table 6.23	<p><b>Building Height with respect to road width</b> Heading of Col (5) and (6) is modified as</p> <table border="1"> <thead> <tr> <th rowspan="2">Category of Authority / ULB</th> <th colspan="5">Width of Road</th> </tr> <tr> <th>Less than 9.0 mts</th> <th>9 mts and less than 12.0 mts</th> <th>12 mts and less than 18 mts</th> <th>18 mts and less than 36 mts</th> <th>36-30 mts &amp; above</th> </tr> </thead> <tbody> <tr> <td>(1)</td> <td>(2)</td> <td>(3)</td> <td>(4)</td> <td>(5)</td> <td>(6)</td> </tr> </tbody> </table>	Category of Authority / ULB	Width of Road					Less than 9.0 mts	9 mts and less than 12.0 mts	12 mts and less than 18 mts	18 mts and less than 36 mts	36-30 mts & above	(1)	(2)	(3)	(4)	(5)	(6)
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(1)	(2)	(3)	(4)	(5)	(6)																
29	II	27	Table No. 6.25	<p><b>Margin between two buildings and margin from common plot : All Category except GMC and D9</b> Sr. No. 1. of the Note is modified as "1. Building height means height as per Fire Regulation."</p>																	
30	II	33	6.7.3. c.	<p><b>Permissible uses in Margin</b> In proviso, "Further if the plot abuts on 7.5 mts wide road the stair may be allowed from the plot boundary." is replaced by "Further if the plot abuts on less than or equal to 15.0mts wide road the stair may be allowed from the plot boundary."</p>																	
31	II	33	6.7.3	<p><b>Permissible uses in Margin</b> Sr. No. 6 is modified as "<b>6. Vehicular Ramp:</b> Connecting ground level with basement at any level shall be permitted in side and rear margin as per Table No.13.4.1.for:"</p>																	
32	II	34	6.7.3	<p><b>Permissible uses in Margin</b> Sr. No. 11 is modified as "11. Parking shall be permitted in margins having minimum width of 6.0m except in access path from gate to staircase, if it is contiguous with over all parking layout as illustrated below."</p>																	
33	II	45 & 46	6.16	<p><b>Open-to-Sky Space</b> Set of Regulation No. "6.16 Open-to-Sky Space" placed in Chapter 6 GENERAL PLANNING AND DEVELOPMENT REGULATIONS is deleted from Chapter 6 and is placed in Chapter 7 GANTAL (GM) &amp; CORE WALLED CITY (CW) as regulation No. "7.4A Open-to-Sky Space" with same set of sub-regulations and the Table.</p>																	
34	II	50	Table 6.50	<p><b>Minimum common plot</b> <b>In Col (4) of Sr. No.3</b> "20 % of the building area" is modified as "20 % of the building unit area"</p>																	
35	II	58 & 59	8.2 Table 8.2	<p><b>RESIDENTIAL AFFORDABLE HOUSING (RAH)</b> "Affordable Housing means residential development for providing Affordable Housing of dwelling units up to 80 sq.mts along with ancillary commercial use up to 10% of the total utilized FSI." is modified as "Affordable Housing means residential development for providing Affordable Housing of dwelling units up to 90 sq.mts along with ancillary commercial use up to 10% of the total utilized FSI." Col. (2) of Sr. No. 3 of <b>Table 8.2</b> is modified as "more than 66 and up to 90"</p>																	



36	III	3	13.1.5	<b>Plinth</b> Sr. 2. is modified as "2. The building may be permitted on hollow plinth at the ground level, with the following provisions: Has maximum <b>clear</b> height of 3.5 mts and minimum clear height of 3.0 mts from finished ground level and is free of enclosures except for staircase and other permitted uses under these regulations."
37	III	4	13.1.7	<b>Minimum Clearance Height in Buildings</b> Sr. 6. and 7. are modified as <b>"6. Hollow Plinth</b> , for the purpose of parking shall have maximum clear height of 3.5 mts. and minimum clear height of 3.0 mts from finished ground level.  <b>7. For Basement</b> , exclusively used for parking shall have minimum clear height of 2.8 mts, and maximum clear height of 4.5 mts. In case of mechanical parking, more height may be permitted."
38	III	17	13.12.2	<b>Table 13.8 Provision For Passengers Lift</b> In Sr. No. 1. and 2. the figure "25" is replaced by the figure "21".
39	III	19	Table 13.8	<b>Occupant Load</b> "Table 13.8" is corrected as "Table 13.10"
40	III	34 35	Table 17.3	<b>Norms for Roof Top Solar PV Installation and generation</b> Figure (4) and (5) in the second row of the Table heading is corrected as (3) and (4) respectively. Below the Table ** "available rood area" is corrected as "available roof space"

By order and in the name of the Governor of Gujarat,



*Prakash Dutta*

(Prakash Dutta)

Officer on Special Duty & Ex-Officio Deputy Secretary  
to the Govt. of Gujarat  
Urban Development and Urban Housing Department

**Copy to:**

- ❖ PS to Hon'ble Governor of Gujarat.
- ❖ Additional Chief Secretary to Hon'ble Chief Minister of Gujarat.
- ❖ PS to Hon'ble Dy. Chief Minister of Gujarat.
- ❖ PS to Chief Secretary, Government of Gujarat.
- ❖ PS to Additional Chief Secretary, Urban Development and Urban Housing Department, Government of Gujarat.
- ❖ PS to all secretaries of all secretariats of Government of Gujarat.
- ❖ Additional Chief Secretary, Industries and Mines Department, Gujarat.
- ❖ Additional Chief Secretary, Panchayat and Rural Department, Gujarat.
- ❖ Vice Chairman and Managing Director, Gujarat Industrial Development Corporation, Gujarat.
- ❖ Municipal Commissioner, All Municipal Corporations.
- ❖ Chief Executive Authority, All Urban/Area Development Authorities.

- ❖ Commissionerate of Municipalities Administration, Gujarat State, Gandhinagar.
- ❖ Chief Town Planner, Gujarat State, Gandhinagar.
- ❖ Chief Officer, All Municipalities
- ❖ Collector, All Districts
- ❖ District Development Officer, All District Offices.
- ❖ Manager, Government Central Press, Gandhinagar - With a request to publish the aforesaid notification in Part IV-B central Section, in the Gujarat Government Extra Ordinary Gazette of Dated. 11/11/2020 and forward 500 printed copies of the same to this department. The Gujarati version of the Notification will be forwarded shortly to you by the Legislative and Parliamentary Affairs Department, Sachivalaya, Gandhinagar.
- ❖ Legislative and Parliamentary Affairs Department, Sachivalaya, Gandhinagar - with request to send Gujarati version of the said Notification directly to the Manager, Government Central Press, Gandhinagar for its publication in the official gazette urgently.
- ❖ Director of Information, Gandhinagar- with request to issue suitable press notes.
- ❖ System Manager, Urban Development and Urban Housing Department, Gandhinagar- with request to publish in the department web site.
- ❖ The Select file of ' L ' Branch, U. D. & U. H. Dept.(2020)
- ❖ The personal file of Dy. Section Officer, L-Branch, U. D. & U. H. Dept.(2020)

